Karen Johnson
Batch # 1166266
08/05/2024 08:59:29 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240805-0059188

QUITCLAIM DEED

From: **WILLIAM F. DODSON**

To: **CHRISTY V. DODSON**

This instrument prepared by:
M. Stuart Saylor
Fort, Holloway & Rogers, LLC
517 Cummins Street
Franklin, TN 37064

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO T.C.A. § 67-4-409(a)(3)(F) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO T.C.A. § 67-4-409(a)(5)

Address New Owner:	Send Tax Bills To:	Map Parcel Number
Christy V. Dodson 5721 Sterling Oaks Drive Brentwood, TN 37027	Same	172-05-0B-071.00-CO

FOR AND IN CONSIDERATION of the sum of zero ($0.00) dollars in accordance with the terms and conditions of the Final Decree of Divorce in that certain case styled *Christy Vitkus Dodson v. William Farley Dodson*, Third Circuit Court for Davidson County, Tennessee, Docket No. 24D3, **William F. Dodson** (the "Grantor"), by these presents hereby sells, assigns and quitclaims unto **Christy V. Dodson** (the "Grantee") all of Grantor's right, title and interest in and to a certain improved lot located at 5721 Sterling Oaks Drive, Brentwood, Tennessee 37027, in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Final Plat of Sterling Oaks, Phase 1, of record in Plat Book 8250, Page 998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to **Christy V. Dodson and William F. Dodson, wife and husband**, by Warranty Deed from OPENDOOR PROPERTY W32 LLC, a Delaware limited liability company, recorded on March 7, 2019, of record as Instrument No. 20190307-0021243, in the Register's Office of Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE

SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 18 day of June, 2024.

WILLIAM F. DODSON

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **William F. Dodson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 18 day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 03/20/2028

EAMON T. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of $0.00.

WILLIAM F. DODSON

SWORN TO and subscribed before me on this the 18 day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 03/20/2028

EAMON T. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY